

#102 - 9639 137A STREET, SURREY
LONG-TERM TRIPLE NET LEASE AT CITY CENTRE 2

**FOR
SALE**



WILLIAM | WRIGHT

ZUBER JAMAL
PERSONAL REAL ESTATE CORPORATION
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OVERVIEW

An exciting opportunity to purchase a stable, income producing property in one of Surrey's most sought after neighborhoods, City Centre 2. Secured by a single, long term lease with Freshii, a well known and popular brand which operates in hundreds of locations in cities and countries around the world. City Centre is located in the vibrant health and technology district and is adjacent to one of the Lower Mainland's busiest hospitals, Surrey Memorial. This property represents an asset that is both profitable and secure, allowing any investor to enjoy the perks of real estate investment through hassle free commercial strata ownership.





SIZE

+/- 1,689 SQFT

ZONING

CD

PARKING

2 stalls

PROPERTY TAXES

\$13,565.97

STRATA FEES

\$618.57

PID

030-423-376

LEGAL DESCRIPTION

STRATA LOT 16 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS4751 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

CAP RATE

3.5%

LEASE TERM

10 years

RENEWAL OPTIONS

2 x 5 years

PRICE

\$2,239,000





LOCATION

City Centre is in the epicenter of one of BC's fastest growing cities. Located along 96th Avenue in Surrey, a major artery close to the SkyTrain, popular landmarks and amenities, making this a destination for any business. With active development within the area, City Centre has become one of the most coveted areas in the city.

FOR MORE INFORMATION CONTACT

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